

**Zoning Committee Meeting**  
**June 24, 2008 @ 6:30 PM**

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**ITEM #1**

Application for a Home Occupation License at 13-13A Olivine Street for the purpose of doing professional massage therapy services.

Applicant     Michael Vasilchenko  
                  32 Worthen Street  
                  West Springfield, MA 01089

**ITEM #2**

Application for a Special Permit under section 275-22 for the purpose of construction of a single family house located at 9-11 Blanche Street.

Applicant     Chicopee Neighborhood Development Corp.  
                  Beverly Barry  
                  10 Center Street  
                  Chicopee, MA 01013

**ITEM #3**

Application for a Special Permit under section 275-67 for the purpose of establishing a mill conversion and commercial center overlay district pursuant to section 275-67 of the municipal zoning ordinance and in accordance with the special permit application and plans submitted here in located at 165 Front Street.

Applicant     Jeffrey B. Sagalyn, attorney for 200 Tillary, LLC  
                  165 Front Street  
                  Chicopee, MA 01013

**ITEM #4**

Minutes



**CHICOPEE BOARD OF ALDERMEN**  
**ZONING COMMITTEE**

ACCEPTED 7-29-08

**MEMBERS**

Jean Croteau, Chairman  
Dino A. Brunetti, Vice-Chairman  
James Tillotson  
George Moreau  
John Vieau  
Fred Krampits  
Donald Demers

**MINUTES**  
**June 24, 2008**

The following are the minutes of a public hearing held Tuesday, June 24, 2008 at 6:30 PM in the Aldermanic Chambers, Fourth Floor, City Hall Annex, 274 Front Street, Chicopee, MA 01013.

**Members Present** Croteau, Brunetti, Tillotson, Moreau, Vieau (arrived 6:32) Demers, Krampits

**Also Present** Kate Brown (Planning Director), Dan Garvey (City Solicitor), Alderman Swider, Stephen Burkott (Fire Chief)

The meeting was called to order at 6:30 PM

**ITEM #1**

Application for a Home Occupation License at 13-13A Olivine Street for the purpose of doing professional massage therapy services

Applicant: Michael Vasilchenko  
32 Worthen Street  
West Springfield, MA 01089

Lily Tiukaenko of 46 Main Street (Representing Michael Vasilchenko) stated they would like to have the Home Occupation License for their business open Monday-Saturday from 10:00AM-8:00PM.

Kathy Montemagni of 26 Pleasantview Ave (Michael Vasilchenko's Realtor) stated they are figuring about 8-10 clients a day. There is only two massage rooms so at most there will be 2 clients at a time so there will be no distractions to the neighborhood and parking will be located on the property. She explained a massage business is low key to begin with so there would be no issues.

Juliette Guetin of 20 Raymond Ave (owns property near Olivine Street) stated it is a narrow driveway and there is already a parking problem on the street as it is so this will just add to it and it also doesn't help her property value.

Alderman Moreau stated he is not in favor because of safety issues with fire department. Also there are many "No Parking" signs already. Can't see a business going into that neighborhood.

Alderman Vieau asked if it is a 2 family home and if they live there and if so how many parking spaces are available

Kathy answered yes it is a 2 family home along with a house in the back and that there are 10 parking spaces. She also stated that they are looking for a home and to also be able to utilize for a business and with it being a small business the communication as to where clients need to park will not be a problem.

Kate Brown stated if approved, the other employee (other sister) would accompany another vehicle which would then lead to 7 spaces no available to clients. According to the Home Occupation License someone can not use more then 50% of the premises for a business. If there was one employee with two clients a day it might be acceptable.

Alderman Moreau stated he is opposed and it will produce too much traffic on road.

Motion made by Alderman Moreau to approve.

Reasons for denial:

- 1.) Does not meet guidelines for the Home Occupation License
- 2.) Traffic concerns: 8-10 clients per day, 50-60 per week

Motion Denied 7-0 favorable

## **ITEM #2**

Application for a Special Permit under section 275-22 for the purpose of construction a single family house located at 9-11 Blanche Street

Applicant: Chicopee Neighborhood Development Corp.  
Beverly Barry  
10 Center Street  
Chicopee, MA 01013

Diane Taylor of Chicopee Neighborhood Development stated the property is on the brink of bankruptcy but it is not condemnable but whoever buys it can fix it up. The sums would come from Chicopee Savings Bank.

Alderman Croteau stated lots of money is owed on it.

Diane stated CNDC will ensure all money owed will be paid in full to the City before the property closing.

Motion made by Alderman Tillotson to approve.

Motion accepted. 7-0 favorable

## **ITEM #3**

A Special Permit under section 275-67 of the Municipal Zoning Ordinance for the purpose of: Establishing a Mill Conversion & Commercial Center Overlay District pursuant to Section 275-67 of Municipal Zoning Ordinance and in accordance with the Special Permit Application & Plans submitted herein

Location of property: 165 Front Street  
Zoning Industrial District-Section 275-62

Property currently owned by: 200 Tillary, LLC  
54 Pearl Street, Brooklyn, NY

Alderman Tillotson stated all recommendations must be met before permit is granted. He stated if everything is not met then he will not be in favor. Alderman Tillotson also stated that he wants the Fire Department to sign off that the recommendations once they have been met.

Alderman Swider stated he agrees to give special permit but not building permit until they meet the recommendations.

Alderman Tillotson agreed as well.

Dan Garvey stated he would like the fire wall between the middle of the buildings because of the height restrictions.

Alderman Croteau stated there are a few main issues and the other issues and can fixed easily. He stated the biggest issue is the fire wall along with the canal, would like to move forward with this because there are good reasons for this project.

Dan Garvey asked is the water line in the canal will remain

Bill Wright stated it will remain but a loop system would be better

Alderman Vieau stated he understood everything except the existing loop

Bill stated they were told by the water department not to connect them

Alderman Krampits asked what the distance between the pipes is

Bill answered approximately 8-12ft

Alderman Krampits stated that is fairly close and 8ft isn't much at all. Also stated he is worried about the fact they might go from condos to apartments which will attract low income housing and create more problems instead of making the area prosperous.

Jeff Sagalyn, Attorney for 200 Tillary LLC stated the market will distinguish the say so on the income issue and that none of the cities money is going into the special permit so there can not be too much of a say whether or not it is apartments or condos. He also stated he reviews all the comments and recommendations and feels there shouldn't be any issues to get them taken care of.

Alderman Vieau stated he is in favor or signing for the special permit tonight.

Alderman Croteau stated they will have to work with department heads before getting a building permit.

Motion made by Alderman Vieau to approve  
Motion accepted. 7-0 favorable

Restrictions:

- ★ This special permit is approved for the renovation and conversion of Building No. 1 only, as depicted on site plan sheet no. 5 of plans referenced below. The approved project includes 227 residential units as further described in the project narrative entitled "Mill Conversion Overlay District, Special Permit Application, Chicopee, MA; Cabotville

Industrial Park Building No. 1, April 30, 2008" including Appendix C as amended which shall be incorporated by reference herein.

- ★ This special permit is further subject to the site improvements as shown on site plans sheets 1-17 entitled "Cabotville Industrial Park Development", dated 6/23/08.
- ★ Both the written narrative and site plans were prepared for 200 Tillary, LLC, Brooklyn, New York by Tighe & Bond. The site plans and project narrative are incorporated by referenced herein and are on file in the Chicopee City Clerk's Office.
- ★ Any proposed amendments to the project or plans as described above that represents a departure from the project as described in the above referenced documents and plans shall be referred back to the Board of Aldermen for further review. Any amendment to site plans necessary to facilitate the development are subject to approval by the Overlay District Review Committee as listed in **Chicopee City Code, Chapter 275-67, Section D(2) "Review Committee"**, and shall become part of this special permit and be placed on record in the Chicopee City Clerk's file.
- ★ All uses in the other buildings in the Cabotville Industrial Park complex, not covered by this special permit and owned by the applicant must meet the requirements of the Zoning Ordinance, Chapter 275-67, Section 7, relating to noise, vibration, smoke, heat, glare, and odor.
- ★ All residential build out beyond Building #1 shall require a new special permit.
- ★ Prior to the issuance of any building permit by the City of Chicopee, the members of the Overlay District Review Committee as outlined below must sign off that all of their recommendations have been satisfied,
  - Building
  - Conservation
  - Fire, Health
  - Planning and Development
  - Police
  - Public Works including highway, engineering and waste water
  - Water
  - Office of Community Development
  - Assessor's Office
  - Commission for the Disabled

The project approval form is hereby attached and considered part of this decision.

**Special Permit  
165 Front Street Sign-off Sheet**

<u>Department</u>	<u>Signature</u>	<u>Date</u>
Building		
Conservation		
Fire		
Health		

Planning & Development		
Police		
Highway		
Engineering		
Waste Water		
Water		
Office of Community Development		
Assessor's Office		
Commission for the Disabled		

#### **ITEM #4**

Minutes – June 2, 2008

Motion made by Alderman Moreau and seconded by Alderman Krampits to approve  
Motion accepted. 7-0 favorable

Meeting adjourned at 8:25 pm.